



EAST POINT ENERGY CENTER

Case No. 17-F-0599

1001.13 Exhibit 13

Real Property

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Appendix 13-1. Surveys of Properties Leased or Purchased by Applicant

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Exhibit 13: Real Property

This Exhibit will track the requirements of proposed Stipulation 13, dated August 20, 2019, and therefore, the requirements of 16 NYCRR § 1001.13.

13(a) Real Property Map

Figure 4-3 of Exhibit 4 illustrates the locations of Project facilities as well as property boundaries with tax map sheet, block and lot numbers; the owner of record and all parcels included in the Project Area and for all adjacent parcels; land rights, easements, grants and related encumbrances on the Project parcels; public and private roads on or adjoining or planned for use as access to the Project Area; local designations applicable to the Project Area and adjoining properties (as applicable). Zoning information for the Town of Sharon is included on Figure 4-3. The locations of Project facilities are indicated on the Real Property Map (Figure 13-1). Survey maps are included as Appendix 13-1 for the parcels that are currently under lease option by the Applicant. Data used in the preparation of Figure 4-3 was obtained from the Schoharie County Office of Real Property Tax Services.

13(b) Right-of-Way Map of Interconnection Facilities

Figure 3-1 of Exhibit 3 illustrates the locations of proposed interconnection facilities as part of the Project, as well as right-of-way access drives and construction lay-down areas. There are no off-property access roads proposed as part of the interconnection facilities. Figure 3-1 depicts the existing National Grid Sharon – Marshville 69 kV transmission line and proposed switchyard that will interconnect the Project to the Point of Interconnection via a proposed 165-foot (50.29- meter) 69kV transmission line. The 165-foot transmission line is part of the Project for this Article 10 Application and is not required to be permitted separately under Article VII of the New York Public Service Law.

13(c) Demonstration of Title or Leasehold Interest in the Project Area

The 1,313 acres that comprise the Project Area are contracted under either a lease easement option agreement. In general, the agreements have option terms that last for no less than the expected useful life of the Project plus any necessary extension period. Should the option be exercised, the Applicant will gain easements including but not limited to construction, operation and maintenance of all Project Components, vehicular and pedestrian ingress and egress, and capturing of the sun's rays. Fixed annual payments are made during the option term. Once the

option is exercised, additional payments will be made to the landowners depending upon the Components sited on the property. Appendix 13-2 contains a demonstration that the Applicant has obtained title or leasehold interest in the Project Area.

13(d) Demonstration of Property Rights to Interconnection Site

The Applicant has rights to all of the land required for the Project interconnection facilities. Project interconnection facilities are contracted under easements as discussed in Section 13(c)

13(e) Improvement District Extensions

There are currently no improvement district extensions necessary for the Project; and, as such, this section is not applicable.